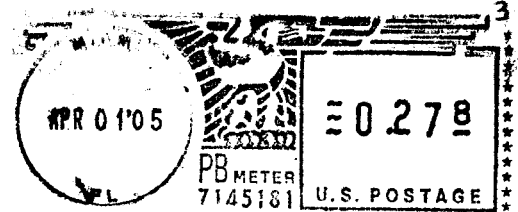


MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



Z2004000241 BCC 1599
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

B+LFSMS

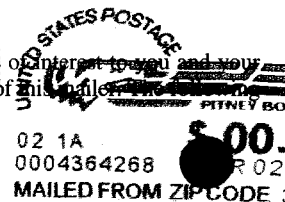
33128



FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning of your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in this notice. This information is provided to assist you in determining if you want to participate in the zoning hearing process.



- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:
 - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
 - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 04-241
APPLICANT NAME: CENTURY CAPITAL GROUP, INC.

THE APPLICANT IS APPEALING THE DECISION OF THE
COMMUNITY ZONING APPEALS BOARD #8 WHICH DENIED
THE FOLLOWING:

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
TWO-FAMILY RESIDENTIAL DISTRICT TO LIMITED
BUSINESS DISTRICT, ON THIS SITE.

LOCATION: THE NORTHWEST CORNER OF NW 32 AVENUE
NW 103 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.5 ACRE MORE OR LESS

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR
WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO
HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING
SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER
ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING
AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.
FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR
SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR
THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244
AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD IN THE CADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOOR
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

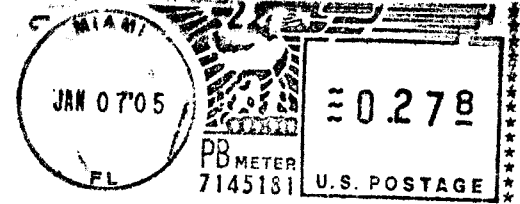
COUNTY COMMISSION
DATE 05/05/2005
THURSDAY
TIME 9:30 AM

Z2004000241 BCC 1599
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

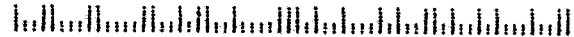
ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



Z2004000241 C08 1600
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

33128+1974 71



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.** FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 04-241
APPLICANT NAME: CENTURY CAPITAL GROUP, INC.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM TWO-FAMILY RESIDENTIAL DISTRICT TO LIMITED BUSINESS DISTRICT, ON THIS SITE.

LOCATION: THE NORTHWEST CORNER OF NW 32 AVENUE & NW 103 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.5 ACRE MORE OR LESS

HEARING WILL BE HELD AT THE
HENRY REEVES ELEMENTARY SCHOOL
CAFETERIA
2005 NW 111 STREET
MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD
DATE 02/08/2005
TUESDAY
TIME 7:00 PM

22004000241 C08 1600
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning and Zoning. You may be interested in this application if you live in the immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected by the proposed change are provided in the following information to assist you in determining if you want to participate in the zoning hearing process.

PRESCRIBED
FIRST CLASS



UNITED STATES POSTAGE

02 1A

0004346029

\$ 00.00

JAN 08 2008

MAILED FROM ZIP CODE 33301

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:
 - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
 - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

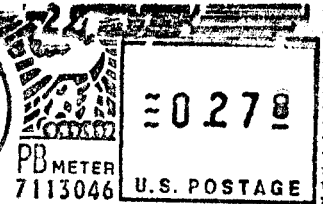
PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

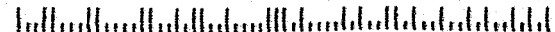
PRESORTED
FIRST CLASS



Z2004000241 C08 1600
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

F*UFSM5

33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 04-241
APPLICANT NAME: CENTURY CAPITAL GROUP, INC.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM TWO FAMILY RESIDENTIAL DISTRICT TO LIMITED BUSINESS DISTRICT.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: THE NORTHWEST CORNER OF N.W. 32 AVENUE & N.W. 103 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.5 ACRE

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE. HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD AT THE
HENRY REEVES ELEMENTARY SCHOOL
CAFETERIA
2005 NW 111 STREET
MIAMI-DADE COUNTY, FLORIDA

THIS IS A PRELIMINARY
NOTICE ONLY. PRIOR TO
THE HEARING, MORE
SPECIFIC INFORMATION
WILL BE SENT TO YOU.

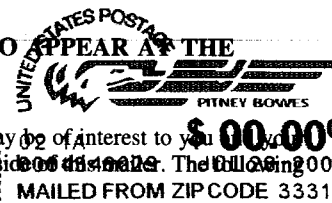
22004000241 C08 1600
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning and Zoning. You may be of interest to you if the application is for a change of zoning for the immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are provided to assist you in determining if you want to participate in the zoning hearing process.

PRE-SORTED
FIRST CLASS



- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to APPEAL a zoning decision should be aware of the following:
 - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
 - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

HEARING NO. 05-2-CZ8-1 (04-241)

33-52-41
BCC
Comm. Dist. 2

APPLICANT: CENTURY CAPITAL GROUP, INC. is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

CENTURY CAPITAL GROUP, INC.

RU-2 to BU-1A

SUBJECT PROPERTY: Lot 12, less the south 15' and the east 5' for right-of-way and Lots 13 & 14, less the south 15' for right-of-way, Block 13, ACME GULFAIR, 2ND ADDITION, Plat book 44, Page 68.

LOCATION: The Northwest corner of N.W. 32 Avenue & N.W. 103 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.5± Acre

RU-2 (Two Family Residential)

BU-1A (Business – Limited)

V

APPLICANT: CENTURY CAPITAL GROUP, INC.

RU-2 to BU-1A

SUBJECT PROPERTY: Lot 12, less the south 15' and the east 5' for right-of-way and Lots 13 & 14, less the south 15' for right-of-way, Block 13, ACME GULFAIR, 2ND ADDITION, Plat book 44, Page 68.

LOCATION: The Northwest corner of N.W. 32 Avenue & N.W. 103 Street, Miami-Dade County, Florida.

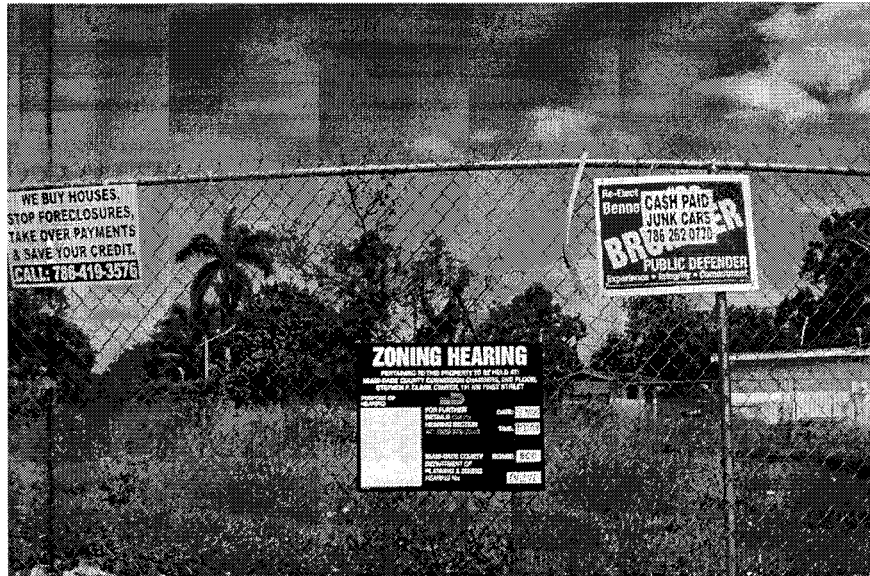
SIZE OF PROPERTY: 0.5± Acre

RU-2 (Two Family Residential)

BU-1A (Business – Limited)



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2004000241

BOARD: BCC

LOCATION OF SIGN: THE NORTHWEST CORNER OF N.W. 32 AVENUE & N.W. 103 STREET, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 11-APR-05

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

Thomas Gomez

PRINT NAME:

THOMAS GOMEZ

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2004000241

BOARD: C08

LOCATION OF SIGN: THE NORTHWEST CORNER OF N.W. 32 AVENUE & N.W. 103 STREET, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 19-JAN-04

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

CLEVELAND THOMPSON

PRINT NAME:

BCC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No.

04-241

HEARING DATE

5/5/05

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
☒ ½ mile
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Date:

[Signature]
03/31/2005

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Date:

[Signature]
3-31-05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

[Signature]
4/1/05

c8

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 04-241 HEARING DATE 2/8/05

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
☒ 1/2 mile
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 01/06/05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 1-6-05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

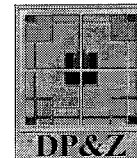
Signature: [Signature]

Date: 1-7-05

C-8



Miami-Dade County
Department of Planning and Zoning



AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES

C-8

Re: HEARING No. Z2004000241

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Eric Martinez

Date:

07/20/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Stella Vandrovec

Date:

07/26/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

JUL 27 2004

To be retained in Hearing File

PILAR SURFSIDE



HALL

As a resident of Miami-Dade, you have genuine cause for concern.

Florida ranks third in the nation for all drowning fatalities, and Miami-Dade County leads the state.

Because our warm climate allows for swimming activities most of the year, there is an

of protecting them entirely on us.

Wednesday was "April Pools Day."

This is the day each year that the Miami Chapter of the American Red Cross kicks off the swim season by highlighting pool safety and promoting

ards never occurs to them, which leaves the job

don't need supervision. Accidents can happen to anyone, no matter what age or swim ability. Even strong adult swimmers should avoid swimming alone.

• Don't assume that someone is watching. Just because there are adults present at a gathering or party doesn't mean they are watching the swimmers. Designate someone to watch the swimmers at

Here are some of the biggest steps you can take to keep yourself and your family safe around the pool even when you're not swimming:

• Block access to pools, spas and other water features in the yard using approved pool barriers.

• Remove all toys from the pool and deck area after every use so that children are not attracted to them and tempted

when it comes to drowning. Just maintain a healthy respect for the power of swimming pools to lure children into both fun and danger.

For more information on pool safety visit: <http://www.miamidade.gov/mdfr>.

The definitive guide to the world's best vacation destinations.

EXPERIENCE DESTINATIONS.COM

While you're out, pick up a new home.



The Miami Herald • The Herald • **el Nuevo Herald**
south florida

Real Estate
marketplace
Homes • Condos • Lofts • Townhomes • and more...

Get the new South Florida Real Estate Marketplace at over 135 convenient locations.

The newest way to find real estate is here. The Marketplace is packed with listing for houses, condos, lofts, townhomes and more. It's colorful, easy-to-use, and customized for just your area. Pick it up in your neighborhood at:



Bally's



SEDANO'S
SUPERMARKETS

See the full location list at: www.sfrealmarketplace.com

MIAMI-DADE COUNTY ZONING HEARING BOARD OF COUNTY COMMISSIONERS THURSDAY, MAY 5, 2005 - 9:30 a.m. COMMISSION CHAMBERS - 2nd Floor STEPHEN P. CLARK CENTER 111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. CENTURY CAPITAL GROUP, INC. (04-241)

Location: The northwest corner of NW 32 Avenue and NW 103 Street, Miami-Dade County, Florida (0.5 Acre more or less)

The applicant is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

The applicant is requesting a zone change from two-family residential district to limited business district, on this site.

Multiple members of individual community councils may be present. All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

ZONING HEARING

BOARD OF COUNTY COMMISSIONERS
THURSDAY, MAY 5, 2005 - 9:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. CENTURY CAPITAL GOUP, INC. (04-241)

Location: The northwest corner of NW 32 Avenue and NW 103 Street, Miami-Dade County, Florida (0.5 Acre more or less)

The applicant is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

The applicant is requesting a zone change from two-family residential district to limited business district, on this site.

Multiple members of individual community councils may be present. All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

• CALENDAR, FROM 7


- By Pepe Mar; 7-9 p.m. Tuesday April 12; Rocket Projects Gallery, 3440 N. Miami Ave., Miami; \$35 p person. 305-535-3006.
- By Frank Haines; 7-9 p.m. Wednesday April 13; Locust Projects, 105 23rd St., Miami; \$35 per person. 305-535-3006.
- Wynwood Contemporary Galler**
Wynwood Contemporary Gallery
2320 N. Miami Ave., Wynwood.
786-877-9020:
- *The War Room* by Nancy Giffon through April 20.

THEATER

Aida: Verdi's forbidden love story Nubian princess and her Egyptian conqueror; music by Elton John & Tim Rice; 8 p.m. Wednesday-Frid p.m. and 8 p.m. Saturdays; 2 p.m. days, through April 10; Actors' Playhouse, 280 Miracle Mile (Miracle 1 atre), Coral Gables, 305-444-9299 www.actorsplayhouse.org; \$37.50, \$45, \$10 students/rush tickets 15 minutes before curtain.

Ann and Debbie: New York bitter sweet tale of friendship, secrets & lies in an elegant and witty comedy starring Broadway's Elizabeth As and Lucie Arnaz; through April 10 (call for schedule); Coconut Grove Playhouse, 3500 Main Hwy., Coconut Grove, 305-442-4000 or www.cgplayhouse.com; \$35-\$60, \$10 students; half off rush tickets available.

The Complete History Of America



Ballet Etudes School

Home of Ballet Etudes Co. of South Florida
Susana Prieto, Director

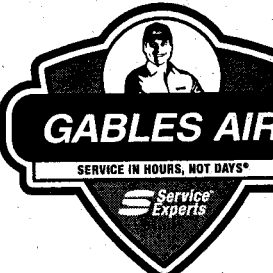
Celebrates Its 30th Anniversary Year
REGISTRATION OPEN AT 3 LOCATIONS

Hialeah Est. in 1974 415 West 51 Place Hialeah, FL 33012 305-557-1142	Pembroke Pines Est. in 1994 11246 Pines Blvd. Pembroke Pines, FL 954-433-3464	Miami Lakes Est. in 1990 6812 N.W. 169 Street Miami, FL 33014 305-558-3439
--	--	---

CLASSES IN: • Ballet (3 years of age to professional)
• Pointe • Flamenco • Ballet for Adult Beginners

BALLET ETUDES OFFERS: • Professional faculty of
20 distinguished teachers and pianists

A/C or Heating



GABLES AIR
SERVICE IN HOURS, NOT DAYS®
Service Experts

Heating, Air Conditioning,
Indoor Air Quality

305-264-2021
www.serviceexperts.com

"Expertise You Can Trust"

cancel

Fun Under the Sun this Summer

\$199
Per Person Per Week

Royal
Royal Club Vacation R

MIAMI-DADE COUNTY, FLORIDA

LOCAL NOTICE

ZONING HEARING

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on **Thursday, the 5th day of May, 2005 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida.** Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed **IN WRITING** at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 04-12-CZ14-2 (04-129)

APPLICANTS: DEAN COLSON & HENRY QUINTANA

DEAN COLSON & HENRY QUINTANA are appealing the decision of Community Zoning Appeals Board #14 which denied the following:

AU to EU-S

SUBJECT PROPERTY: The north ½ of the parcel described as beginning 466.7' west of the Northeast corner of the NE ¼ of the SE ¼ of Section 2, Township 57 South, Range 38 East; thence west 470.1'; thence south 930'; thence east 470.1'; thence north 930' to the Point of beginning.

LOCATION: South of theoretical S.W. 288 street & 466' west of theoretical S.W. 187 Avenue, Miami-Dade County, Florida.

HEARING NO. 05-2-CZ8-1 (04-241)

APPLICANT: CENTURY CAPITAL GROUP, INC. is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

CENTURY CAPITAL GROUP, INC.

RU-2 to BU-1A

SUBJECT PROPERTY: Lot 12, less the south 15' and the east 5' for right-of-way and Lots 13 & 14, less the south 15' for right-of-way, Block 13, ACME GULFAIR, 2ND ADDITION, Plat book 44, Page 68.

LOCATION: The Northwest corner of N.W. 32 Avenue & N.W. 103 Street, Miami-Dade County, Florida.

HEARING NO. 05-5-CC-1 (04-404)

APPLICANTS: GARY TREWICK, ET AL.

(1) AU to RU-1M(a)

(2) Applicant is requesting to permit residential lots with a lot coverage of 46.6% (45% permitted). REQUESTS #1 & #2 ON PARCELS "A" & "B"

(3) AU to RU-TH

(4) Applicant is requesting to permit 12' wide one-way drives (14' required).

(5) Applicant is requesting to permit parallel parking spaces of 12' x 20' (8' x 23' required).

For material in alternate format, a sign language 375-1244 at least five days in advance.

CZAB10-39-99 passed and adopted by Community

the same be substantially in accordance with that entitled 'Public Hearing For Mr. Diego Perez' as Associates, Inc. dated and received 2/6/98."

in, the same be substantially in accordance with that titled 'Addition to Office Building' as prepared by nsisting of 5 sheets: Sheets A-1.1 - A-1.4 dated 1 last revised 11/2/04.

submit plans showing an addition to an existing office

scape buffer (7' required) along the right-of-way. the office building-setback a minimum of 10'11" (15' ie.

s (8 spaces required).

ave been satisfied, approval of request #1 may be ation Standards) or §33-311(A)(17) (Modification or learing) and approval of requests #2 - #4 may be lopment Option for Semi- professional Office Zoning (c) (alternative non use variance).

kamined in the zoning department. Plans may be

MANORS, Plat book 62, Page 38. y, Florida.

e-ways within 25' of the right-of-way (not permitted).

spaces (4 spaces required).

ain link fence (6' wall or fence required) between and the rear (north) property lines.

uffer with a minimum width of 2' (5' width required) le (west) and rear (north) property lines.

ve been satisfied, approval of requests #2 - #5 may e) or (c) (Alternative Non-Use Variance).

Department entitled "Proposed Pre-K Day-Care for s, consisting of two sheets and dated July 21, 2004.

LAKE, 6TH ADDITION, Plat book 66, Page 73. , Florida.

-8 & Lots 25-32, Block 4, TAMAMI CITY PLAT, Plat

and both sides of S.W. 9 Street, Miami-Dade

ace and trellis addition to a single-family residence e rear (south) property line.

6% (35% permitted).

ve been satisfied, approval of these requests may be elopment Option) or under §33-311(A)(4)(b) (Non-

epartment entitled "Mr. & Mrs. Tony Mazzorana," as

Public Notices & Hearings

REQUESTS #3, #4 & #5 ON PARCEL "C"

- (6) SPECIAL EXCEPTION to permit a charter school.
- (7) Applicant is requesting to permit the charter school with a lot coverage of 19.37% (15% permitted).
- (8) Applicant is requesting to permit a tower with a height of 49' (35' permitted).
- (9) Applicant is requesting to permit a landscape buffer area of 6' (7' required) between a parking area and a right-of-way).

REQUESTS #6 - #9 ON PARCEL "D"

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of requests #4 - #5, & #7 - #9 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Country Palms," as prepared by Bellon Milanes, Architects, consisting of 21 sheets, dated last revised 1/06/05 and plans entitled "Somerset Academy at Country Palms," as prepared by Civica, Architect and consisting of 9 sheets, dated stamped received 2/10/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": A portion of the SW ¼ of Section 24, Township 56 South, Range 39 East, being more particularly described as follows:

Begin at the west ¼ corner of said Section 24, Township 56 South, Range 39 East; thence N88°25'55"E along the north line of the SW ¼ of said Section 24, as a basis of bearing, for 678.6'; thence S00°48'39"E for 35'; thence N88°25'55"E for 339.29'; thence S00°48'38"E for 663.2'; thence S88°20'37"W for 339.29'; thence S00°48'39"E for 334.36'; thence S88°17'59"W for 628.59'; thence N00°48'44"W for 334.85'; thence S88°20'37"W for 50.01' to a point on the west line of the SW ¼ of said Section 24; thence N00°48'44"W along said west line of the SW ¼ of said Section 24 for 669.77' to the Point of beginning. AND: PARCEL "B": A portion of the NE ¼ of Section 23, Township 56 South, Range 39 East, being more particularly described as follows:

Begin at the east ¼ corner of said Section 23, Township 56 South, Range 39 East; thence S89°11'46"W along the south line of the NE ¼ of said Section 23 as a basis of bearing, for 1,345.72' to a point on the west line of the SE ¼ of the NE ¼ of said Section 23; thence N00°42'55"W along the west line of the SE ¼ of the NE ¼ of said Section 23 for 676.02'; thence N89°11'01"E for 335.85'; thence N00°45'52"W for 338.05'; thence N89°10'38"E for 335.55'; thence N00°48'49"W for 676.17'; thence N89°09'51"E for 619.94'; thence S00°54'44"E for 338.16'; thence N89°10'14"E for 50' to a point on the east line of the NE ¼ of said Section 23; thence S00°54'44"E along the east line of the NE ¼ of said Section 23 for 676.32'; thence S89°11'00"W for 50'; thence S00°54'44"E for 338.16'; thence N89°11'23"E for 50' to a point on the east line of the NE ¼ of said Section 23; thence S00°54'44"E for 338.16' to the Point of beginning. AND: PARCEL "C": A portion of the SE ¼ of Section 23, Township 56 South, Range 39 East, being more particularly described as follows:

Commence at the east ¼ corner of said Section 23, Township 56 South, Range 39 East; thence S89°11'46"W along the north line of the SE ¼ of said Section 23, as a basis of bearing for 336.42' to the Point of beginning of the following described parcel of land; thence S00°46'22"E for 185'; thence N89°11'46"E for 286.55'; thence S00°48'44"E for 484.8'; thence S89°09'36"W for 623.78'; thence S00°43'58"E for 670.19'; thence S89°07'28"W for 337.35'; thence N00°41'36"W for 335.06'; thence S89°08'03"W for 302.12'; thence N00°39'14"W to a point on the north line of the SE ¼ of said Section 23 for 1,006.07'; thence N89°11'46"E along the north line of the SE ¼ of said Section 23 for 974.28' to the Point of beginning. AND: PARCEL "D": PARCEL 1: The east ½ of the east ½ of the SW ¼ of the SW ¼ of the SW ¼, less the street right-of-way. AND: PARCEL 2: The west 132.4' of the north ½ of the SE ¼ of the SW ¼, less the street right-of-way. AND: PARCEL 3: The south 11.34' of the north ½ of the SE ¼, of the SW ¼, of the SW ¼, less the west 132.4' and the south ½ of the SE ¼, of the SW ¼ of the SW ¼, less the west 132.4' and less the street right-of-way, lying and being in Section 24, Township 56 South, Range 39 East. AND: The east 1' of the SE ¼ of Section 23, Township 56 South, Range 39 East. AND: The south 1' of the west 512' of the SW ¼ of Section 24, Township 56 South, Range 39 East. AND: The east 1' of the west 512' of the south 35' of the SW ¼ of Section 24, Township 56 South, Range 39 East.

LOCATION: The Southeast side of U.S. #1 & north of S.W. 244 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 12 day of April 2005.

4/12

05-3-23/535485M

Miami-Dade County pr
on the basis of disabi
interpreter or other acc

HEARING NO. 05-5-CZ
APPLICANTS: SCOTT
AU and EU-1 to I
SUBJECT PROPERTY

LOCATION: The North
169

HEARING NO. 05-5-CZ
APPLICANTS: TERRY

- (1) Applicant is requ
(5% permitted).
- (2) Applicant is requ
(north) property lir
- (3) Applicant is requ
structures) (10' re

Upon a demonstration th
considered under §33-31
Use Variance) or (c) (Alt
Plans are on file and ma
as prepared by Allan Ira
public hearing.

SUBJECT PROPERTY:
LOCATION: 27301 S.W.

HEARING NO. 05-5-CZ1
APPLICANTS: GARY &
AU to RU-1M(a)
SUBJECT PROPERTY:

LOCATION: Lying approx
W. 21

In accordance with Sectio
Appeals Board decisions
Appeals: Appeals to the
posting of the results of
Appeals that are subject t
Dade County Court Hou
33130, within 30 days from

A person who decides to
to any matter considered
ensure that a verbatim rec
the appeal is to be based.

Publication of this Notice
4/12

SUMMONS
DISTRICT COURT
CLARK COUNTY, NEVADA
CASE NO. A 480348
DEPT. NO: VIII
LIANE BARKER, Individual
Plaintiff,
vs.
PAULINA RUBIO, an In
PAULINA RUBIO TO
INC, a Florida Corporatio
CORD PRODUCTIONS,
ness entity of form unknow



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 8
TUESDAY, FEBRUARY 8, 2005 - 7:00 p.m.
HENRY REEVES ELEMENTARY SCHOOL - Auditorium
2005 NW 111 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **CENTURY CAPITAL GROUP, INC. (04-241)**

Location: The northwest corner of NW 32 Avenue & NW 103 Street, Miami-Dade County, Florida (0.5 Acre more or less)

The applicant is requesting a zone change from two-family residential district to limited business district, on this site.

2. **NEW BIRTH BAPTIST CHURCH, INC. (04-291)**

Location: 2300 NW 135 Street, Miami-Dade County, Florida (13.89 Acres)

The applicant is requesting to permit a detached sign to be setback less than required from property line and with a greater square footage than permitted. Also requesting to permit an automatic electric (LED) changing sign where is not permitted, on this site.

3. **DJB CONSTRUCTION, INC. (04-344)**

Location: The northwest corner of NW 31 Court and theoretical NW 47 Street, Miami-Dade County, Florida (0.165 Acre)

The applicant is requesting to permit a single-family residence setback to be less than required from property line and with less lot area than required, on this site.

4. **LEA LARGAESPADA (04-355)**

Location: The south side of NW 47 Street and approximately 90' east of NW 27 Avenue, Miami-Dade County, Florida (0.56 Acre)

The applicant is requesting to permit three duplex residential lots with less frontages than required from each lot and to permit a duplex residence setback to be less than required from property line (on proposed lot 1), on this site.

5. **LETRACIA JOHNSON (04-385)**

Location: 5933 NW 21 Avenue, Miami-Dade County, Florida (6,773.95 sq. ft.)

The applicant is requesting to permit a single-family residence setback to be less than required from property lines and with less lot frontage and less lot area than required, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 8 will hold a Public Hearing on the following items on Tuesday, the 8th day of February, 2005 at 7:00 p.m. in the HENRY REEVES ELEMENTARY SCHOOL, 2005 NW 111 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 05-2-CZ8-1 (04-241)

APPLICANT: CENTURY CAPITAL GROUP, INC.

RU-2 to BU-1A

SUBJECT PROPERTY: Lot 12, less the south 15' and the east 5' for right-of-way and Lots 13 & 14, less the south 15' for right-of-way, Block 13, ACME GULFAIR, 2ND ADDITION, Plat book 44, Page 68.

LOCATION: The Northwest corner of N.W. 32 Avenue & N.W. 103 Street, Miami-Dade County, Florida.

HEARING NO. 05-2-CZ8-2 (04-291)

APPLICANT: NEW BIRTH BAPTIST CHURCH, INC.

- (1) Applicant is requesting to permit a detached sign to setback 8' from the front (east) property line (15' required).
- (2) Applicant is requesting to permit a detached sign of 84 sq. ft. (24 sq. ft. permitted).
- (3) Applicant is requesting to permit an automatic electric (LED) changing sign (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Pylon Sign Location for The New Birth Baptist Church," as prepared by Arc-Tech Associates, Inc., dated stamped received 6/6/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north ½ of the NE ¼ of the NW ¼ of Section 27, Township 52 South, Range 41 East, less the west 250', less the north 35', less the south 25' and less the east 50' thereof, and less: All that portion of the NW ¼ of Section 27, Township 52 South, Range 41 East, being more particularly described as follows:
Commence at the Northeast corner of the NW ¼, of said Section 27; thence run S87°16'6"W, along the N/ly line of said NW ¼, of Section 27, as shown on the Florida Department of Transportation Right-of-Way Map, Section No. 87008, Road Map Book 112, Page 10, for a distance of 73.7' to a point; thence run S2°43'54"E for a distance of 35', to the Point of intersection with the S/ly right-of-way line of N.W. 135th Street (State Road 916) as shown on the aforementioned right-of-way map, being also the Point of beginning of the hereinafter described parcel of land; thence run S87°16'6"W, along said S/ly right-of-way line of N.W. 135th Street, for a distance of 305.12' to a point; thence run N89°56'29"E, for a distance of 107.22' to a point; thence run N87°16'6"E, along a line 5' south of and parallel with said S/ly right-of-way line of N.W. 135th Street, for a distance of 198.13' to the Point of curvature of a circular curve concave to the Southwest and having a radius of 25'; thence run NE/ly and SE/ly along the arc of said circular curve through a central angle of 88°44'13" for a distance of 38.72' to the Point of tangency with a line 50' W/ly and parallel with the east line of the NW ¼ of said Section 27; thence run N3°59'41"W, along said parallel line, for a distance of 5' to the Point of curvature of a circular curve concave to the Southwest and having a radius of 25'; thence run NW/ly and SW/ly along the arc of said circular curve through a central angle of 88°44'13", for a distance of 38.72' to the Point of beginning.

LOCATION: 2300 N.W. 135 Street, Miami-Dade County, Florida.

HEARING NO. 05-2-CZ8-3 (04-344)

APPLICANT: DJB CONSTRUCTION, INC.

- (1) Applicant is requesting to permit a single-family residence setback 7.33' (7.5' required) from the interior side (north) property line.
- (2) Applicant is requesting to permit a lot area of 7,200 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Residence Located at N.W. 47 St. & 31 Ct.," as prepared by A. M. Julien, Architect, consisting of 11 sheets: Sheet A-1 dated last revised 4/21/04; Sheets A-2 to A-8 & A-11 dated 11/13/03; and Sheets A-9 & A-10 dated last revised 1/30/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Beginning at the Southeast corner of the SW ¼ of the SW ¼ of the NE ¼ of



ZONING HEARING

**COMMUNITY ZONING APPEALS BOARD - 8
TUESDAY, FEBRUARY 8, 2005 - 7:00 p.m.
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 STREET, MIAMI, FLORIDA**

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. CENTURY CAPITAL GROUP, INC. (04-241)

Location: The northwest corner of NW 32 Avenue & NW 103 Street, Miami-Dade County, Florida (0.5 Acre more or less)

The applicant is requesting a zone change from two-family residential district to limited business district, on this site.

2. DJB CONSTRUCTION, INC. (04-344)

Location: The northwest corner of NW 31 Court and theoretical NW 47 Street, Miami-Dade County, Florida (0.165 Acre)

The applicant is requesting to permit a single-family residence setback to be less than required from property line and with less lot area than required, on this site.

3. LEA LARGAESPADA (04-355)

Location: The south side of NW 47 Street and approximately 90' east of NW 27 Avenue, Miami-Dade County, Florida (0.58 Acre)

The applicant is requesting to permit three duplex residential lots with less frontages than required from each lot and to permit a duplex residence setback to be less than required from property line (on proposed lot 1), on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board. Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.